

169.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

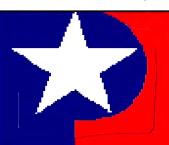
748,400 / 748,400

USE VALUE:

748,400 / 748,400

ASSESSED:

748,400 / 748,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
276		APPLETON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PELLETIER MATTHEW THOMAS	
Owner 2: PELLETIER JESSICA ANN	
Owner 3:	

Street 1: 276 APPLETON STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: REMMERT-LOUD MARYELLEN -
Owner 2: -
Street 1: 276 APPLETON STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 10,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	10150	Sq. Ft.	Site	0	70.	0.717											507,148					507,100
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IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		10150.000	237,900	3,400	507,100	748,400				
Total Card		0.233	237,900	3,400	507,100	748,400	Entered Lot Size			
Total Parcel		0.233	237,900	3,400	507,100	748,400	Total Land:			
Source: Market Adj Cost							Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0001.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,000	3400	10,150.	507,200	748,600	748,600	Year End Roll	12/18/2019
2019	101	FV	196,500	3400	10,150.	507,200	707,100	707,100	Year End Roll	1/3/2019
2018	101	FV	201,600	3400	10,150.	427,500	632,500	632,500	Year End Roll	12/20/2017
2017	101	FV	201,600	3400	10,150.	391,200	596,200	596,200	Year End Roll	1/3/2017
2016	101	FV	201,600	3400	10,150.	333,300	538,300	538,300	Year End	1/4/2016
2015	101	FV	190,400	3400	10,150.	289,800	483,600	483,600	Year End Roll	12/11/2014
2014	101	FV	190,400	3400	10,150.	268,100	461,900	461,900	Year End Roll	12/16/2013
2013	101	FV	190,400	3400	10,150.	255,000	448,800	448,800		12/13/2012

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REMMERT-LOUD MA		76057-226	1	11/2/2020		750,000	No	No		
		20338-338		1/1/1990		215,000	No	No	ARTHUR J LOUD D.O.D. 6/13/2016 BK 69282 PG 17	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2014	46	Re-Roof	8,080	C				

ACTIVITY INFORMATION									
Date	Result	By	Name						
9/27/2018	Inspected	CC	Chris C						
6/29/2018	MEAS&NOTICE	CC	Chris C						
6/9/2014	External Ins	PC	PHIL C						
2/10/2014	Info Fm Prmt	EMK	Ellen K						
10/28/2008	Meas/Inspect	163	PATRIOT						
12/13/1999	Meas/Inspect	243	PATRIOT						
12/1/1981		CM							

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Good			GAR ENTRANCE FROM ANOTHER STREET.									
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	Brick or Stone			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath:	Rating:												
Prime Wall: 1	Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	Gable			OTHER FEATURES													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	Average			CONDOS INFORMATION													
Year Blt: 1925	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond: AV	Average	31.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall:	2	- Plaster		Functional:				Interior:	1	6	3						
Sec Int Wall:		%		Economic:				Additions:									
Partition:	T	- Typical		Special:				Kitchen:									
Prim Floors:	3	- Hardwood		Override:				Baths:									
Sec Floors:		%		Total:	31	%		Plumbing:									
Bsmnt Flr:	12	- Concrete		CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	125.00			Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric:	3	- Typical		Const Adj.: 0.98990101													
Insulation:	2	- Typical		Adj \$ / SQ: 167.046													
Int vs Ext:	S			Other Features: 64500													
Heat Fuel:	1	- Oil		Grade Factor: 1.00													
Heat Type:	5	- Steam		NBHD Inf: 1.00000000													
# Heat Sys:	1			NBHD Mod:													
% Heated:	100			LUC Factor: 1.00													
Solar HW:	NO			Adj Total: 344756													
% Com Wall:				Depreciation: 106874													
				Depreciated Total: 237882													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 169.0-0007-0001.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		112X18	A	AV	1925	26.57	T	40	101			3,400		3,400
More: N	Total Yard Items:	3,400		Total Special Features:					Total:	3,400							